



Moore Hall
Church Street
Sidbury
EX10 0SB

£895,000 FREEHOLD

A delightful Grade II Listed Georgian house, occupying a superb location, behind the church, in the centre of the village and with a quarter of an acre garden extending to meet The River Sid.

This beautiful and unique Georgian home presents a rare opportunity to those looking for a spacious yet characterful property of good proportion, in a quiet yet convenient location and with a larger than average garden. Offered for sale with no ongoing chain, a new slate roof was fitted to the property around eight years ago, there is gas central heating and large timber sash windows looking both east and west. On entering the property, a generous entrance hall has a turning staircase with a tall window looking east. Two large reception rooms are both dual aspect with glorious views of the garden to the rear and St Giles Church to the front. The sitting room has an adjoining (open plan) music room and rear lobby, with doors to the garden and leading to a ground floor shower room. The separate dining room is generous in size and leads on to a dual aspect kitchen/breakfast room. The room has a range of fitted units, with built in ovens, electric hob, space and plumbing for a dishwasher and fridge/freezer and a wall mounted gas boiler. Glazed doors lead into the rear garden.





The first floor landing has four windows looking westerly over the church and leads to a main bedroom, with an east facing window over the garden, fitted wardrobes and an en suite bathroom. The second bedroom is spacious again with built in wardrobes and a rear facing window. Bedroom three has a built-in wardrobe and views over the church and the fourth bedroom is dual aspect with an airing cupboard and storage and views over the rear garden. Finally, the main bathroom is fitted with a white suite.

The property stands at the front of a quarter of an acre plot that extends easterly to meet the banks of The River Sid. The delightful garden is a particular feature of the property and a rare treat in this location. The garden is arranged with two large areas of lawn, flanked by well stocked mature borders and offering a surprising degree of privacy and seclusion. The garden features a bespoke summerhouse, the dimensions of which are on the floor plan, there is a timber garden shed and an off-road parking space to the side of the house with gates opening into the rear garden.

The property stands in a Conservation Area, behind St Giles Church in the centre of the village. As such the property is within short walking distance of village amenities that include a butchers/convenience store, village hall, primary school, popular local pub and regular bus services to the surrounding area. Sidbury is a pretty village, just one mile from the edge of Sidmouth, within East Devons Area of Outstanding Natural Beauty and surrounded by open countryside. The seafront at Sidmouth is only three miles away and this unspoilt coastal town has amenities such as a modern doctor's surgery, cottage hospital, Waitrose numerous independent shops and an eighteen-hole golf course.







OUTGOINGS We are advised by East Devon District Council that the council tax band is G.

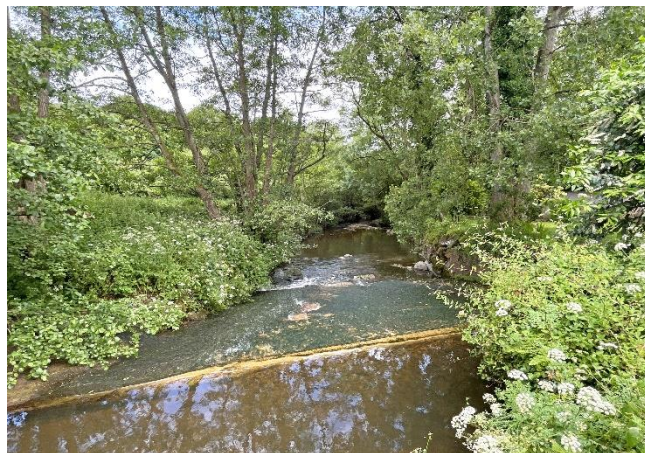
POSSESSION Vacant possession on completion.

EPC: N/A

REF: DHS02378

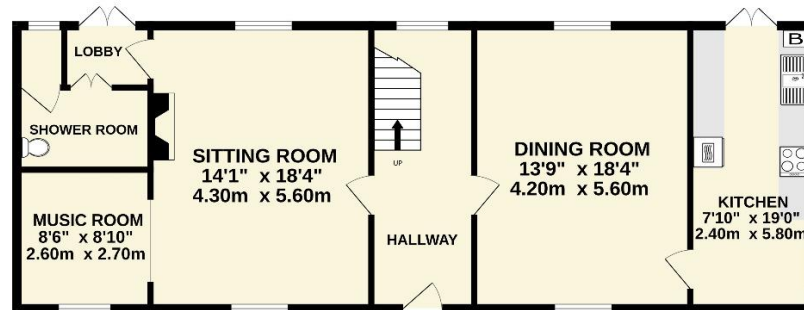
DIRECTIONS On entering Sidmouth from Exeter via the A3052, follow the road down to the crossroads at Sidford. Take the first exit left signposted Sidbury and Honiton and follow the road for around one mile into the centre of the village. Before the church turn right into Church Street and follow the road around to the left, whereupon the property will be found on the right.

VIEWING Strictly by appointment with the agents.

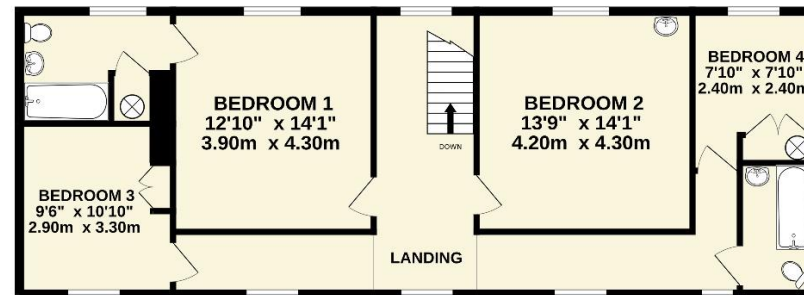


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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